

**PLANNING BOARD  
BOROUGH OF RUMSON  
August 5, 2013  
7:30 P.M.**

Pledge of Allegiance

Roll Call

Statement of compliance with the notice requirements of the Open Public Meetings Act.

Approval of the minutes for the June 3, 2013 meeting.

**1. Resolution:**

**Rumson Country Club**, 163 Rumson Road (Block 112, Lot 1, R-1 Zone) Resolution approving amended Major Site Plan for previous Final Major Site Plan Approval for Yacht Club improvements from the Board by Resolution dated March 1, 2010 and amended approvals from the Board by Resolution date August 6, 2012 and February 4, 2013. Approval is for the installation of a 100 x 50 square foot social functions tent and 200 square foot mobile restroom facility from 5/15/13 through 10/31/13 for social events while previously approved Yacht Club improvements are under construction.

**2. Bernard M. Goldsmith, III**, Minor Subdivision application for the property located at 10-16 Avenue of Two Rivers South. The applicant proposes to consolidate existing lots 5 & 6 and subdivide the tract into three (3) single-family building lots. Proposed Lots 5.01 & 5.02 will have 200 feet of frontage on Avenue of Two Rivers South while Proposed Lot 5.03 will have 219.95 feet of frontage on this road. Proposed Lots 5.01 & 5.02 consists of 171,649 square feet (3.94 acres) and 159,751 square feet (3.66 acres) respectively and are each proposed to contain a new single-family residence. Proposed Lot 5.03 consists of 176,659 square feet (4.05 acres) and the existing dwelling on Lot 5.03 is proposed to remain. The property is located in the R-1 Residential Zone shown on the Borough of Rumson Tax Map as Block 127, Lots 5 & 6.

**3. HJR Properties, LLC**, Major Site Plan application for the property located at 101 Avenue of Two Rivers. The applicant proposes to the conversion of existing business space into a dental office and the construction of a 368 sq. ft. addition with associated parking, lighting and landscaping. The property is located in the NB Zone shown on the Borough of Rumson Tax Map as Block 70, Lot 11.

**4.** Executive Session (if necessary).

**5.** Adjournment.

cc to:

Mrs. Patricia Murphy  
State Shorthand Reporting Service